

**NAPLES PLANNING & ZONING COMMISSION
MINUTES
DECEMBER 13, 1994**

This regular scheduled meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum.

COMMISSION PRESENT: Alan Calder

COMMISSION ABSENT: Lydia Anders, Lance Anderson, Richard Ingram, Russ Carter, Dee Anstine

COUNCIL REPRESENTATIVE: Everett Coon - present

OTHERS PRESENT: Craig Blunt, Mr. & Mrs. Zander McIntyre

WORKSHOP: Z) Auction/ Zander McIntyre
2368 South 1500 East Highway 40

Mr. and Mrs. McIntyre asked about a Conditional Use Permit to put in an auction yard on the 4 acres they have at 2368 South 1500 East.

The property has 4 driveway accesses off Highway 40. The property in the passed has been used for farming. The home is being remodeled and will become a caretaker dwelling. In the future there would be a building to store auction items. The auction will be Saturdays and some Thursdays. Auction items will be removed by the day after the auction, nothing is stored outside visible from Highway 40.

ZONING MAP:

The County and City's are going before the CIB Board to get funding for U of U to update an Ashley Valley Plan, once the Ashley Valley Plan is finished each of the Government Agencies will have a general plan and map updated.

The Soil Conservation Service report on farm grounds has been rough drafted. The finished product will be ready sometime in January.

DEER CROSSING SIGNS ON HIGHWAY 40:

Deer have been crossing between 1750 South and 2100 South during the early morning hours and late at night.

There have been 5 deer hit by cars last week, a sixth deer was killed during the meeting. UDOT and Fish and Game need to be contacted. UDOT to put up warning signs - **DEER CROSSING**. Fish and Game - Deer Deprivation and needed to keep deer population under control.

MEETING ENDED 9:00 P.M.

NAPLES PLANNING & ZONING COMMISSION

MEMBERS LIST

1995

CHAIRMAN:	Lance Anderson 1613 East 2250 South	789-1702	January 1997
VICE CHAIRMAN:	Alan Calder 1500 East 2101 South	789-2857	January 1999
	Russell Carter 983 East 2910 South	789-9130	January 1999
	Richard Ingram 848 South 2000 East	789-2484	January 1997
	Dee Anstine 1090 East 2500 South	789-0668	January 1996
	Tom Fryhlins 1022 East 2500 South		January 1996
	Brent Overman 2892 South 670 East	789-3631	January 1996
ALTERNATE:	Lydia Anders 2972 South 1500 East	789-2309	January 1999
COUNCIL REPRESENTATIVE:	Everett Coon 1834 South 1500 East	789-8908	January 1997

Thanks to the following passed members: Tamra Sanchez Mark Muth

The City is very grateful for the hours these volunteers have given for the advancement of the community interest, welfare and safety. These volunteers truly are "PEOPLE SERVING PEOPLE."

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NAPLES PLANNING & ZONING COMMISSION
MINUTES
JANUARY 10, 1995

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:30 p.m.

COMMISSION PRESENT: Vice Chairman Lance Anderson, Russell Carter, Dee Anstine, Alan Calder

COMMISSION ABSENT: Lydia Anders, Richard Ingram

OTHERS PRESENT: Brent Overman, Tom Fryling, Grant Merrell, Marie Yoder, Mr & Mrs. Lorin Merrell, Jeff Merrell, John Mathis, Jim Drollinger, Mr. & Mrs. Loren Richens, Dave Herring, Niles Mott, Pat McNeil, Zander McIntyre, Dave Barton, Ron Rowland, Lowell Fox, Jim Wallace, Craig Blunt

COUNCIL REPRESENTATIVE: Everett Coon, present

Dee Anstine moved to change the order of agenda to allow Fox Tannery to be first on the agenda. Alan Calder seconded, the motion passed all voting aye.

FOX VALLEY TANNERY

Marie Yoder represented the Fox Tannery. A short history was given about the Tannery and the property in which the Tannery is proposed to go. Approximate location 1300 East 2100 South, 40 acres owned by Uintah County. Zone I-1 light industrial, Zoning Ordinance Chapter 02-24-002-3 under permitted uses. #3 all industrial, manufacturing and processing establishments except the following: Animal by-products manufacturing of explosives, acetylene, acid, alcohol and ammonia.

DISCUSSION FOLLOWED ON

By products affluent's collected, storage of hide hair, summer and winter. Storage of raw hides (green), summer and winter. Salt from hides into sewer system, chemical treatment - tanning process, holding ponds - evaporation ponds, jobs the business will create, economic development, odor, smell.

How is this business supported. Other locations I-2 Zone Animal by products.

Airport expansion, County re-purchase property.

The need for industry proper locations for light and heavy industry.

Following the discussion, Everett Coon moved the Planning & Zoning Commission recommend to maintain the integrity within the heart of Naples and not allow a change in the Zoning from I-1 to I-2 or to heavy industry or to change the zoning in any way to allow an animal by product industry.

Z J AUCTION/ ZANDER MCINTYRE - CONDITIONAL USE PERMIT

Mr. McIntyre explained his auction business and answered questions from the Commission.

Auction is daytime only, Saturdays and Thursdays.

Auction area will be cleaned by the next day (within 24 hours). Items not picked up after the auction will be hauled off. Auction items will be moved in two (2) days prior to auction. Nothing is stored outside visible from Highway 40. Auction will only be held during good weather, April to November. Plans are to build a building 5 to 6 years from now then auctions could be held year around.

The property where the auction business is to be located is 4 acres located at 2368 South 1500 East. The home on the property is being remodeled as a caretaker dwelling in which I will live.

Following discussion Russ Carter moved to have Craig Blunt meet with Zander McIntyre with a list of conditions as discussed and have it ready for the Commissions next meeting for approval. Dee Anstine seconded the motion passed all voting aye.

APPROVAL OF MINUTES OF NOVEMBER 8, 1994

Russ Carter moved to accept the minutes of November 8, 1994. Alan Calder seconded the motion passes all voting aye.

Russ Carter asked Craig to find out when he is going to start assembling his rig. The Commission would like a starting date.

DAVE HERRING, TAR SANDS TECH UPDATE

After 6 months of research and development they expected to hire 28 employees.

Explained final block of Financing - slow in coming. Slowed by delays in completing private offering.

The sand process will net \$25.00 per ton. The test on the oil by the State shows a superior product, 3 times better then what the State spec has now. Stretch permeability.

The Frac tower will not be any higher than 26' high and 16" inches in diameter. The holding pond for the water circulation system is completed. Six (6) tanks will be set up to start with. The tank form will be burned, the holding area is 110% of the combined tanks.

As soon as we can run 3 ton an hour of tar sand through the test system a six (6) man crew will be hired to run the tar sand process and a 6 man crew will also be hired to run the sand process. Four (4) other industrial business will spin off from these businesses. Mr. Harring thanked the Commission for working with him. The Commission thanked Mr. Harring for his regular updates on his progress putting his prototype together as planned.

The Commission is not endorsing the project, but is interested in the health, safety, and welfare of the community and appreciates the time Mr. Harring has taken in keeping the Commission informed.

NEEDS LIST FOR ASHLEY VALLEY MASTER PLAN

Commission reviewed the 1982 Master Plan

Commercial area - Retail Sales
Farm ground

Local Zoning Book -- Zoning Map

Industrial Subdivision development
Elderly housing

It was explained to the Commission that a joint application to obtain funding was available through the Targeted Allocation Fund. This fund is administered by the Permanent Community Impact Fund Board and is to be used for updating the plans. Uintah County, Vernal City and Naples City would be joint applicants.

Russell Carter moved to have the Council and Mayor to pursue a three phase approach to update the Master/General Plan for our Communities in Uintah County.

Phase I	To update the existing Ashley Valley Master Plan
Phase II	To update the General Plan of each Community in the Ashley Valley.
Phase III	To expand the Ashley Valley Plan to include <u>all</u> of Uintah County.

Dee Anstine seconded, the motion passed all voting aye.

Bonneville Research Industrial Feasibility Study review

The study was handed out to the Commission for review

WELCOME NEW MEMBERS TO THE COMMISSION:

Everett Coon moved to accept the 1995 member list and present it to the Council for their approval January 12, 1995. Alan Calder seconded the motion passed all voting aye.

New Members -- Brent Overman, Tom Frylin

No other business before the Commission, Alan Calder moved to adjourn, Dee Anstine seconded, the motion passed all voting aye. 9:45 p.m.

Naples Planning & Zoning Commission

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MINUTES

February 15, 1995

This regularly scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:30 p.m.

COMMISSION PRESENT: Chairman Lance Anderson, Tom Fryhling, Richard Ingram

COMMISSION ABSENT: Alan Calder, Russell Carter, Dee Anstine, Brent Overman, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Kirt Robbins, Arden Robbins, Dave Harring, Craig Blunt

APPROVAL OF JANUARY 10, 1995 MINUTES

Everett Coon moved to approve the minutes of January 10, 1995 as corrected. Richard Ingram seconded, the motion passes all voting aye.

CONDITIONAL USE PERMIT - Z J AUCTION

Commission reviewed conditions and added number 9, "Farm machinery to be auctioned will have seven (7) days to move equipment from auction site.

Everett Coon moved to approve the Conditional Use Permit with the addition of number 9. Richard Ingram seconded, the motion passed all voting aye.

BUILDING LOT (2 ACRES) 1901 SOUTH 1500 EAST HIGHWAY 40

U-Haul Business and Storage Building Business

Kirt Robbins and Arden Robbins made the proposal to the Commission: A hand out showing location of storage buildings at 1901 South 1500 East was given out. The storage buildings are built of cinder brick with metal roof and metal roll-up doors. Units are 10' x 12'. The U-Haul business will set where #1 and 6 storage building is shown. (Fronting Highway 40) The storage buildings will be built in phases beginning with #2 then #3 and so on. The pathways will be graveled then later black topped. Chain link fencing and gates will enclose the property. Entrances and exits are off 1900 South.

Discussion followed: Commission would like to meet on the site on Friday, 2/17/95 at 5:45 p.m. to make a walk through. Everett Coon moved to continue the meeting to Friday at 5:45 p.m. to review the U-Haul and Storage building proposal. Tom Fryhling seconded, the motion passes all voting aye,.

TAR SAND UPDATE / DAVE HARRING

Mr. Harring reviewed the minutes of 1/10/95 with the Commission, explained that an office has been set up in Orem, phone number (801) 226-2209.

ZONING MAP AND ORDINANCE

Soil Survey by SCS was reviewed.

Alternative crops analysis by the USU Extension Service was reviewed.

Modular Housing Planning notes was reviewed. The Zoning Map Industrial and Commercial charges was discussed. The direction the Commission would like to go was discussed but not finalized.

Chairman Anderson suggested the Commission devote one meeting to concentrate on the Industrial Commercial areas of the City and the future of downtown Naples.

With no other business before the Commission, Tom Fryhling moved to adjourn until 5:45 p.m. Friday February 17, 1995. Richard Ingram seconded, the motion passed all voting aye.

NAPLES PLANNING & ZONING COMMISSION
CONTINUATION OF FEBRUARY 15, 1995 MEETING
MINUTES

FEBRUARY 17, 1995

COMMISSION PRESENT: Chairman Lance Anderson, Richard Ingram, Brent Overman, Alan Calder, Tom Fryhling

COMMISSION ABSENT: Russell Carter, Dee Anstine, Lydia Anders

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt

BUILDING LOT (2 ACRES) 1901 SOUTH 1500 EAST HIGHWAY 40 — U-HAUL BUSINESS,
STORAGE BUILDING PROPOSAL SITE REVIEW

Commission reviewed traffic flow from site onto 1900 South (corner lot) and Highway 40. Sidewalks and future sidewalk on 1900 South, pedestrian flow, fencing and gates, meaningful landscaping, surface and storm water, security lighting, parking, location of buildings, existing and proposed.

Following review of the site, the Commission would like to have Robbins consider a few changes or additions to their site plan proposal:

1. Limit entrance and exit onto 1900 South to two (2), show traffic flow to and from storage buildings on and off 1900 South and Highway 40 (1500 East).
2. Fence the project (security)
3. Provide meaningful landscaping
4. Show future and existing sidewalk

Other items that should be on the Site Plan:

1. Security lighting
2. Parking (employee and patrons for U-Haul business)
3. Surface and storm water flow
4. Utilities - future and existing

5. U-Haul location - parking of U-Hauls

Craig Blunt is to meet with Robbins, give them the items discussed to be on their revised site plan proposal.

Have the Robbins set a date and time they can meet to discuss the revised site plan and set up a Special Zoning Meeting to move the proposal along.

Commission having no further business come before them, Everett Coon moved to adjourn at 6:15 p.m.. Alan Calder seconded, the motion passed all voting aye.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 24, 1995

This specially called meeting of the Naples Planning & Zoning Commission was called to order at 6:30 p.m.

COMMISSION PRESENT: Chairman Lance Anderson, Richard Ingram, Alan Calder, Brent Overman

COMMISSION ABSENT: Dee Anstine, Lydia Anders, Russell Carter, Tom Fryhling

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Arden Robbins, Kirt Robbins, Craig Blunt

BUILDING LOT (2 ACRES) 1901 SOUTH 1500 EAST HWY 40 U-HAUL BUSINESS, STORAGE
BUILDING PROPOSAL SITE PLAN REVIEW

Kirt Robbins presented the Commission their site plan. Mr. Robbins addressed the Minutes of February 17, 1995.

1. Limit entrance and exit to two (2) -- Mr. Robbins proposed an alternative -- putting rolling gates between the storage buildings.
3. Meaningful landscaping -- put on South end of storage buildings and West side of lot paralleling with Highway 40.

The site plan addressed the items listed in the Minutes of February 17, 1995.

FOLLOWING DISCUSSION

Everett Coon moved to recommend to the City Council to approve the proposed project as presented. Alan Calder seconded, the motion passed all voting aye.

With no other business before the Commission, the meeting adjourned at 7:00 p.m.

NAPLES PLANNING & ZONING COMMISSION

MINUTES

MARCH 15, 1995

This regular scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:30 p.m.

COMMISSION PRESENT: Lance Anderson, Alan Calder, Tom Fryhling, Richard Ingram, Dee Anstine

COMMISSION ABSENT: Russell Carter, Brent Overman

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Charles Walker, Dave Harring, Mr & Mrs Gary Hatch, Mr & Mrs Kenneth Lind, Craig Blunt

Approval of February 15, 17, 24, 1995 Minutes

Everett Coon moved that the minutes of February 15, 17, and 24th, 1995 be approved as corrected. Dee Anstine seconded, the motion passed all voting aye.

Wildwood Subdivision Revision/ Adding Two Lots

Mr. Charlie Walker presented his preliminary site plan showing the two lots to be added to plat A of his subdivision, "Wildwood". The Zoning Administrator had given Mr. Walker a copy of the Subdivision Ordinance Plat requirements 02-28-004. Mr. Walker asked the Commission if he had to follow the plat requirements in 02-28-004. He would rather file a plat D referring to plat A B & C (B plat was never filed by Mr. Walker, those approved revisions by Ordinance do not exist until filed). The Commission approved his request as long as all the information required in the Ordinance is on plat A B C & D. Mr. Walker asked the Commission to give a legal opinion as to existing filed subdivision plat lot division and sales of portions of lots to a multiple of owners. The Commission can not answer legal questions like that. Mr. Walker wanted Naples to ask their Attorney. (Mr. Walker should be asking his own Attorney about what he legally can do selling his lots in his own development)

Mr. Walker complained about Engineering Standards For Road Curve Construction, 02-28-007. He wanted his design of road curve to be approved by the Commission without the City Engineer approval. Mr. Walker would like his proposal for present standards to be future standards for his subdivision. He wants the Commission to guarantee that his past preliminary plat will not have to change due to future Ordinance changes, upgrades in engineering standards or legal mandated changes in the law. The Commission asked when he was planning on finishing the infrastructure in his preliminary planned subdivision. Mr. Walker did not know, it depended on demand for lots.

The Commission could not approve a subdivision that had an unknown infrastructure completion date.

Mr. Walker was concerned about Subdivision Ordinance changes. He had heard that the Commission was reviewing and updating the Zoning Ordinance. He recommended that the Commission advise development owners who have investment interests in Naples that the Subdivision Ordinances are going to be reviewed and likely changed. The developers would like to give their input. The Commission explained that they had full intentions in doing so and the public would also be invited to give their input.

Mr. Walker was concerned about lot frontage. He had heard from the County that Naples was going to change them to a minimum lot frontage requirement. The Commission explained, we have not even considered changing lot frontage, it is just hear say.

Mr. Walker was interested in changing the minor subdivision lots, their size. He wanted to know what his legal rights were in selling the lots, dividing them differently from what was presented and approved at the minor subdivision first approvals in the 1970's. (Filed with Uintah County)

The Zoning Administrator explained that our Ordinances require a minor subdivision plat to be filed with the County. 02-28-002. Was your minor subdivision required by the County to be filed? Mr. Walker said no. You were given Naples Subdivision Ordinances, it explains the requirements for a minor subdivision. If you are changing the lot sizes or number of lots, maybe you should file a new minor subdivision plat the way you want it.

The Commission could not answer Mr. Walker questions concerning the legal issues of selling his lots. He should meet with his own Attorney to answer them. Craig will ask the City Attorney for direction concerning Walkers proposals.

Mr. Walker referred to 02-18-005-3 corner lot set back requirements. He asked the Commission for an interpretation of the second paragraph.

The Commission interpreted: The exemption refers to carports and garages, it does not refer to the living space or dwelling.

Mr. Walker is concerned that an engineer or architect stamp drawing is required for residential construction. Craig Blunt explained that he is finding out if residential construction has exemptions from the 1995 Uniform Building Code Requirements; for example: two stories and under or less than 3000 sq ft. He does not know at this time.

Mr. Walker was concerned about the bonding requirements for infrastructure in his subdivision. The Commission uses two forms of bonding; A surety Bonding or Bank Signature Note. Mr. Walker asked if the Commission would consider a property bond? The Commission would like to hear more about his bond proposal. Mr. Walker said he will be back at another Zoning meeting with his final plat and bond proposal. He explained he is no longer under the time restraints. He will have the time to meet at regularly scheduled meetings.

Gary Hatch's Sister-In-Law bungalow - 1312 South 2000 East

Mr. Hatch presented his plan to build a bungalow North of his present home. 20 X 24 with a garage 16 X 20 attached.

Discussion followed: Minimum 750 sq ft rule discussed, rental lot developed discussed, Family emergency help conditional use permit discussed

Following Discussion:

Dee Anstine moved to approve a Family emergency conditional use permit with the following conditions:

- a) Home built to current building codes
- b) Home is only to be used by immediate family members
- c) If home is to be sold it will meet the 750 Sq Ft living space rule

Everett Coon seconded, the motion passed all voting aye.

Tar Sands Inc / Dave Harring

Mr. Harring explained to Commission that the sand process - cleaning and sizing of tar sand will be the first process brought on line. This portion of the Research and Development (R&D) is Uintah Sands LLC. The Tar Sand that will be used has had the tar removed and will be hauled to this site and run through the process. We are hoping to have it running in April of 95. Following this test with it's improvements the separation of tar from sand process will be developed.

Zoning Map and Ordinances

The Commission discussed the need to hold a workshop. The workshop will focus on Industrial and Commercial Zoning. The objectives are:

- 1: To identify Industrial and Commercial lands General Plan
- 2: To outline goals and policies to encourage and guide Social and economic development. (Zoning it all for oil wells won't produce the oil wells)

The Commission will focus more on existing conditions and current activities then upon the projections for future development. The Commission has received the following research data:

- 1) Soil types
- 2) Farmland study, Crop land types
- 3) Flood plain maps
- 4) Natural hazard potentials
- 5) Man made barriers
- 6) Economic base
- 7) Public Utilities and Facilities existing and future capacities

With no other business before the Commission, Tom Fryhling moved to adjourn. Everett Coon seconded, the motion passed all voting aye.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
APRIL 11, 1995

This regularly scheduled meeting of the Naples Planning & Zoning Commission was canceled due to lack of quorum. The next meeting will be April 25, 1995 at 7:30 p.m.

Commission present held a workshop on Zoning Ordinance and Map.

COMMISSION PRESENT: Alan Calder, Tom Fryhlin, Richard Ingram

COMMISSION ABSENT: Lance Anderson, Dee Anstine, Russell Carter, Brent Overman, Lydia Anders

OTHERS PRESENT: Earl Gross, Craig Blunt

COUNCIL REPRESENTATIVE: Everett Coon, absent

Craig Blunt told the Commission that Brent Overman and Lydia Anders asked to be replaced as members of the Commission. Brent is moving to Alaska, Lydia has been with the Commission for 3 years, her new baby and kids needs her too.

The Commission is very grateful for the hours these volunteers have given for the advancement of the Community interest, welfare and safety. These volunteers are truly "PEOPLE SERVING PEOPLE."

NEW BUSINESS

Earl Gross/ Alpine Logging - 2750 South 1500 East

Earl explained the need to meet in April so that his new business could set up and get underway. He did not have his site plan ready but will be ready for April 25, 1995 meeting.

His proposed business site is located at 2750 South 1500 East on 2 acres behind Oilfield Rental. There is an existing blue metal building est. 5000 sq ft. The building will house his house log turning business, and his log furniture turning business. The business sales the finished turned logs to Companies that build. He will store the rough logs and turned logs on the 2 acres.

Sawdust and shavings will not be allowed to pile up. The business is planning on moving out the waste to keep up appearances. The business sales logs to Great Lakes Lumber and to a variety of house log builders. The business will start with 6 employees and work up to 12.

ZONING ORDINANCE AND MAP UPDATE

The members' present reviewed the handout steps to climb. Each line item was discussed. The Community Assessment - Attitude Survey Guide was reviewed. The Utah Community Progress workbook was also reviewed.

It was recommended that copies of the example Survey questions be sent to the Commission members with the April 25th agenda. The commission members will write down their questions addressing their concerns and insights.

When the Commission next meets, the questions from each Commissioner will be reviewed. The questionnaire will be developed from the Commission questions. The questionnaire results will help identify a plan of action and give support for the updates to the City's General or Master Plan.

WORKSHOP ENDED AT 9:15 P.M.

NAPLES PLANNING & ZONING COMMISSION
MINUTES
MAY 9, 1995

This regularly scheduled meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be June 1995.

COMMISSION PRESENT: Alan Calder, Dee Anstine

COMMISSION ABSENT: Tom Fryhlin, Richard Ingram, Lance Anderson, Russell Carter

COUNCIL REPRESENTATIVE: Everett Coon, Absent

OTHERS PRESENT: Mr. & Mrs Brent cooper, Dave Herring, Craig Blunt

Sec 30 NW 1/4 page 128

Brent Cooper - Truck parking in RA-1 Zone

Conditional Use Permit 980 South 2000 East, drives for CR England, tractor trailer. Truck is a refer unit (cold storage)

Brent Cooper - bring tractor trailer down 1000 South turn around on his place and leave on the same road.

- 2- Engine warm up 10 minutes max never between 10 pm & 6am
- 3- Refers will not be running
- 4- Park 300 ft West of 2000 East

Tar Sand Tec./ Dave Harring / Update

Sand side -- R & D separation and cleaning - going through the tuning of the operation -- 4 weeks R & D will be 6 months

Airport

Hand out given -- for Commission to review

Community Survey

Commission needs to turn in 10 questions to Craig so he can draft up community survey.

Adjourned at 9:30 p.m.

***NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 13, 1995***

This regular meeting of the Naples Planning & Zoning Commission was canceled due to lack of a quorum. The next regularly scheduled meeting will be June 20, 1995.

COMMISSION PRESENT: Lance Anderson

COMMISSION ABSENT: Alan Calder, Richard Ingram, Russell Carter, Tom Fryhlin

COUNCIL REPRESENTATIVE: Everett Coon, absent

OTHERS PRESENT: Craig Blunt, Robert Ufford, Mike Murray

WORKSHOP: Robert Ufford would like to put his remodeling business at 1750 South 1077 East, I-1 Zone on 1 3/4 acres.

Commission requires a site plan showing building locations, distance from property lines, utilities, drainage, parking etc.... Mr. Ufford will have his site plan for next weeks meeting.

Mike Murray - Big Dog Storage -- proposed to put storage units at 1300 East 1100 South lot size 200' x 150'. The storage buildings are 24' x 70'. There will be 3 units. The yard will be fenced. Mr. Murray had a rough site plan. It was suggested that the site plan show traffic flow, type of surface, drainage etc.... This site plan would be attached to the building permit.



***NAPLES PLANNING & ZONING COMMISSION
MINUTES
JUNE 20, 1995***

This regular scheduled meeting of the Naples Planning & Zoning Commission was called to order at 7:35 p.m.

COMMISSION PRESENT: Alan Calder, Tom Fryhlin, Richard Ingram

COMMISSION ABSENT: Russell Carter, Lance Anderson

COUNCIL REPRESENTATIVE: Everett Coon, present

OTHERS PRESENT: Craig Blunt, Robert Ufford

Approval of March 15, 1995 Minutes and the workshop minutes of April 11, 1995, May 9, 1995 and June 13, 1995.

Everett Coon moved to approve the minutes of March 15, 1995 and the workshops of April 11, 1995, May 9, 1995 and June 13, 1995. Richard Ingram seconded, the motion passed all voting aye.

NEW BUSINESS/OWNER ROBERT UFFORD, BUSINESS TYPE REMODELING

Robert Ufford explained to the Commission he would like to set up his office 16X80 prefab building at this location on a 1 3/4 acres lot.

The Commission asked Robert to provide a site plan, showing building location, utilities, measurements or distances from property lines, drainage, parking etc..... Following discussion, Everett Coon moved to approve the proposal for a business office to be located at 1077 East 2500 South. The building permit would not be given until the site plan is finished showing all items requested. Richard Ingram seconded, the motion passed all voting aye.

Truck Parking (over 2 1/2 ton) in a residential zone, Brent Cooper, 980 South 2000 East, proposed to the Commission to park his Refer Rig on his property. He would use 1000 South, a dirt road to travel to and from his place. He said he would park at the West end of his property, which is over 200 feet from the closest home.

Following discussion, Everett Coon moved to hold a Public Hearing July 11th at 7:00 p.m. and to give Notice to all property owners within 300 feet of Mr. Coopers property. Tom Frhylin seconded, the position passed, all voting aye.

CHANGE ORDER OF AGENDA

Everett Coon moved to change the order of the Agenda as follows: #4 to be last. Richard Ingram seconded, the motion passed all voting aye.

NEW BUSINESS REQUEST UPDATE

Alpine Logging, owner Earl Gross, location 2750 South 1500 East -- still working on site plan and property purchase.

NEW BUSINESS LOCATION REQUEST

Warhawk Enterprise, location U of U property, 2100 South 1400 East,(behind Western of North America) still working on property purchase.

COMMUNITY SURVEY

Commission reviewed simple questions - 20 questions were chosen - Craig Blunt is to write them up and present to Commission for approval at the next meeting July 11, 1995.

OTHER BUSINESS

With no other business coming before the Commission, Everett Coon moved to adjourn, Tom Frhylin seconded, the motion passed all voting aye. Meeting adjourned at 9:45 p.m.

Naples Planning & Zoning Commission
Minutes
August 8, 1995

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:40 p.m.

Commission Present: Amy Pope, Richard Ingram, Alan Calder

Commission Absent: Lance Anderson, Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Mayor John Mathis, Craig Blunt

Approval of June 20, 1995 Minutes:

Everett Coon moved to approve the minutes of June 20, 1995. Richard Ingram Seconded, the motion passed all voting "aye".

Welcome New Members:

Alan Calder introduced and welcomed Amy Pope and Kenneth Hullinger to the Commission.

Community Survey:

After review of Survey and following discussion of the same, the Commission would like the survey to be mailed with the newsletter and returned stamped envelope included.

Everett Coon moved to present the survey to the Council for their approval and additional recommendations prior to mailing. Richard Ingram seconded the motion. The motion passed all voting "aye".

Alpine Logging - 2750 South Highway 40:

Commission reviewed Alpine Logging site plan. Following discussion, Everett Coon moved to approve the site plan and business for permits, with the following condition:

1. That the Fire Department give their clearance.

War Hawk - 1400 East 2100 South:

Water line to the property was discussed. AVW&S would like to see a 6" line put in from Highway 40 to their proposed site. The line would be good for future development needs for the additional acreage and safety (fire hydrant). It was suggested that Uintah County and

Warhawk work together in paying for the line installation.

Craig Blunt is to check on the possibility of cost sharing between these groups.

Other Business Before the Commission:

Having no other business before the Commission, Everett Coon moved to adjourn, Amy Pope Seconded. The motion passed all voting "aye". The meeting adjourned at 8:50 p.m.

The next Planning and Zoning meeting will be September 12, 1995.

Naples Planning & Zoning Commission
Minutes
September 12, 1995

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:50 p.m.

Commission Present: Amy Pope, Richard Ingram, Alan Calder

Commission Absent: Lance Anderson, Russell Carter, Kenneth Hullinger, Tom Fryhlins

Council Representative: Everett Coon, present

Others Present: Craig Blunt, Dave Henry, Greg & Henry Walker

Walker Minor Subdivision:

Greg and Mary Walker presented the Commission their plat of the Minor Subdivision sold by Mets and Bounds.

Subdivision Ordinance was referred to (Chapter 02-28).

The following Improvements were discussed:

1. *Streets (traffic flow, safety)*
 - A. *1750 South*
 - B. *500 East*
2. *Sewer*
3. *Water*
4. *Gas*
5. *Electrical*
6. *Curb, Gutter and Sidewalks*
7. *Drainage*
8. *Cost and charges in connection with the development of the subdivision*
9. *Design standards and requirements for the streets*
10. *Lot size meets frontage and area requirements*
11. *Flood zones*

Following the discussion and review, the Commission requested the following:

1. That AVW&S be contacted and informed about the subdivision. Also, check on the possibilities for sewer and future water upgrade.
2. Contact Utah Gas and coordinate the installation of gas line with the upgrade of the water line.
3. Curb, gutter and sidewalk not required at this time.
4. 1750 South from the east side of lone one (1) to 500 East be improved to handle tow way traffic.
 - A. The asphalt travel area be a minimum of 28 feet wide.
 - B. A parking strip for off road parking be placed on the north side of 1750 South, be 10 ½ feet wide and be properly prepared and graveled.
 - C. That drainage be provided. The drainage will travel East.
5. 500 East beginning at 1750 South to the end of lot 5 on the East side of 500 East be widened.
 - A. From the center of 500 East an asphalt travel way, 14 feet wide, and an additional 18 ft properly prepared gravel road.
 - B. That drainage be provided and the drainage will travel south either passing under 1750 South (culverted 12") or turn east onto 1750 south, to travel on the north side.

The Walkers would like to complete the project in three (3) phases

moved to approve the minutes of June 20, 1995. Richard Ingram Seconded, the motion passed all voting "aye".

Welcome New Members:

Alan Calder introduced and welcomed Amy Pope and Kenneth Hullinger to the Commission.

Community Survey:

After review of Survey and following discussion of the same, the Commission would like the survey to be mailed with the newsletter and returned stamped envelope included.

Everett Coon moved to present the survey to the Council for their approval and additional

recommendations prior to mailing. Richard Ingram seconded the motion. The motion passed all voting "aye".

Alpine Logging - 2750 South Highway 40:

Commission reviewed Alpine Logging site plan. Following discussion, Everett Coon moved to approve the site plan and business for permits, with the following condition:

1. That the Fire Department give their clearance.

War Hawk - 1400 East 2100 South:

Water line to the property was discussed. AVW&S would like to see a 6" line put in from Highway 40 to their proposed site. The line would be good for future development needs for the additional acreage and safety (fire hydrant). It was suggested that Uintah County and Warhawk work together in paying for the line installation.

Craig Blunt is to check on the possibility of cost sharing between these groups.

Other Business Before the Commission:

Having no other business before the Commission, Everett Coon moved to adjourn, Amy Pope Seconded. The motion passed all voting "aye". The meeting adjourned at 8:50 p.m.

The next Planning and Zoning meeting will be September 12, 1995.

Naples Planning & Zoning Commission
Minutes
October 10, 1995

This regularly scheduled meeting of the Naples Planning and Zoning Commission was called to order at 7:35 p.m.

Commission Present: Amy Pope, Lance Anderson, Alan Calder, Tom Fryhlins

Commission Absent: Richard Ingram, Russell Carter, Kenneth Hullinger

Council Representative: Everett Coon, Absent

Others Present: Craig Blunt, Errol Johnson, Travis Johnson, Dave Haring

Walker Minor Subdivision:

Walker Minor Subdivision and Batch Plant proposal called and reported they were not ready for this meeting and would like to be on the November 14, 1995 agenda.

Subdivision Proposal:

Errol and Travis Johnson presented their proposal for Town Houses. The Commission reviewed parking, access to and from the proposed site (1500 East Highway 40). Utilities (Utility Companies will be contacted for their input once the site plan is complete). C-1 Zone and R-3 Zone requirements were reviewed.

Approval of August 8, 1995 and September 12, 1995 Minutes:

Alan Calder moved to approve the minutes of August 8, and September 12, 1995. Amy Pope seconded. The motion passed with all voting "aye".

Other Business Before the Commission:

Tar Sand Technologies, Dave Haring. Mr. Haring gave an update on their progress in the R&D Stages of the Tar Sand Technology. Sand separation and cleaning process is in place. 20 tons of sand is at the site to run formulation (Chemical mix) process. The company is waiting for lab tests on the formulation processes. Following the lab test results, the best formula will be used on 500 lb. Batches for the remaining R&D tests.

Robins Storage:

1901 South 1500 East. The Robins sent a description of heritage mini storage metal buildings they would rather use over the stick or masonry building. The handout was reviewed by the commission. Following discussion, Alan Calder moved to approve the Heritage Storage buildings' concept. Amy Pope seconded. The motion passed with all voting "aye".

Educational Program Request:

Craig Blunt presented the commission with the U of U Administrative Education program packages. The commission reviewed the list of programs offered. Following discussion Craig was asked to set up the workshops for :

*November 7, 1995 The Planning Process and General Plan
 The Planning Commission
 Zoning and Zoning Ordinances*

*November 14, 1995 Special Zoning Methods
 Conduct of the Public Meeting*

November 21, 1995 Subdivision Development and Regulation

If a Commission member finishes all six of the CPPA Planning & Zoning Education programs they will receive a Citizen Planner Certificate from the University of Utah Center for Public Policy and Administration.

Other Business Before the Commission:

Having no other business before the Commission, Alan Calder moved to adjourn, Tom Fryhlins Seconded. The motion passed all voting "aye".

The next Planning and Zoning meeting will be November 21, 1995.

Naples Planning & Zoning Commission
Workshops
November 21, 1995

Commission Present: Lance Anderson, Russell Carter, Richard Ingram, Amy Pope

Others Present: Carie Wold, Craig Blunt

Workshops:

1. Special Zoning Methods
2. The Public Meeting